

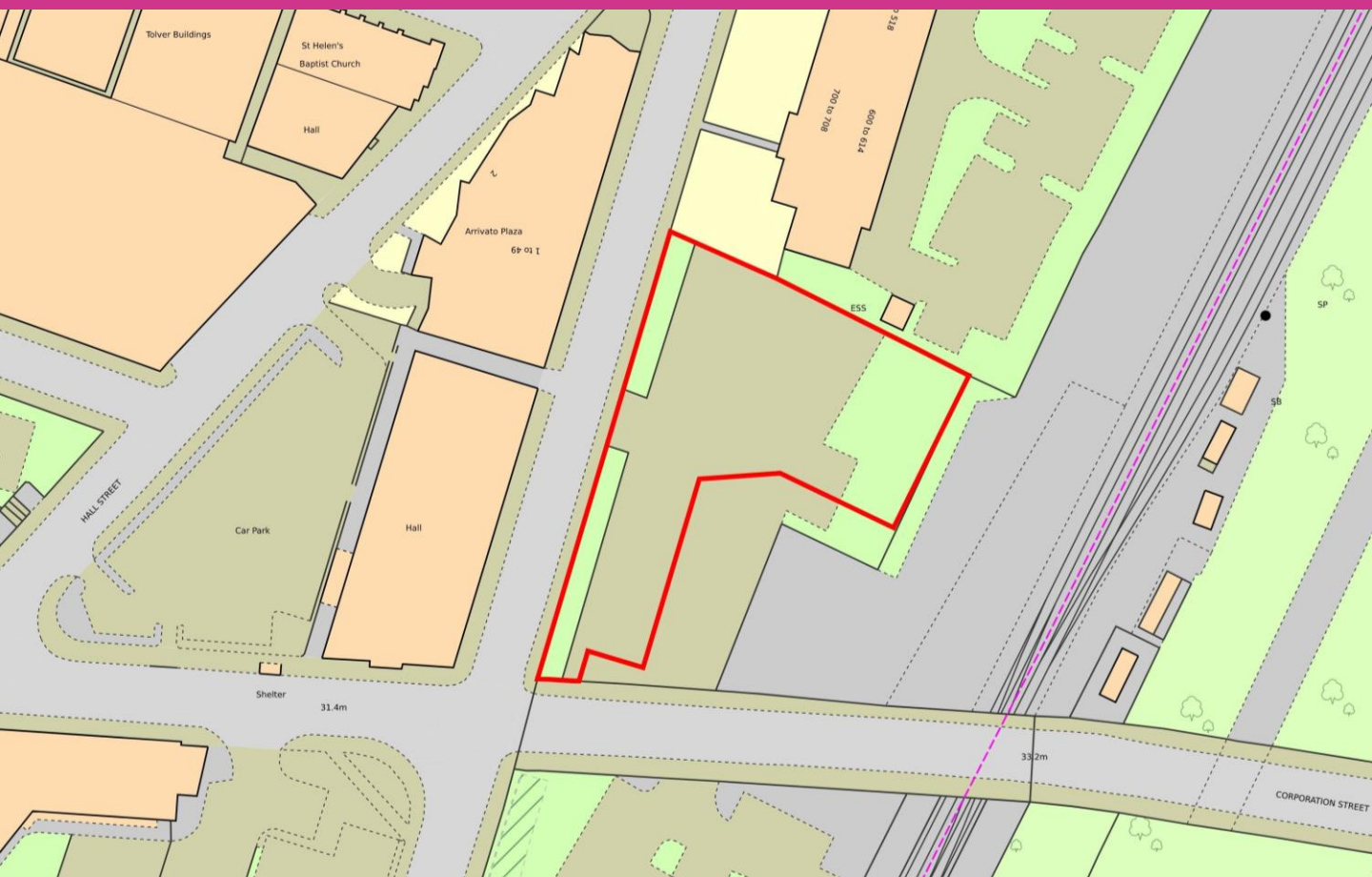
TO LET

LAND

0.17 HECTARE (0.43 ACRES)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**LAND ON THE EAST SIDE OF
SHAW STREET
ST HELENS
MERSEYSIDE**

£35,000
Per annum

- Previously used as a car park
- Centrally located in St Helens
- Alternative uses considered (subject to planning)
- 0.43 acre site
- Adjacent to St Helens Train Station
- £35,000 per annum



LOCATION

A plot of land located on the eastern edge of St Helens Town Centre, adjacent to St Helens Central train station.

The subject site is accessed directly from the train station car park via a tunnel running under Corporation Street.

The surrounding area is commercial in character.

St Helens linkway can be accessed within a mile of the land, which in turn leads to junction 7 of the M62 motorway 4 miles to the south.

DESCRIPTION

The site comprises 0.43 acres of open land of mixed surface, suitable for car parking or storage (subject to planning).

The surface is part concrete pad, part setts and part unmade land. The boundary is made up by steel palisade fence to the eastern boundary adjacent to the railway, timber fencing to part of the northern boundary, concrete reinforcement to the embanking to the remainder of the northern and to the western boundary and a brick bridge to the southern boundary under Corporation Street, where the tunnel access from St Helens central train station lies.

SITE AREA

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	HECTARE	ACRE
Land	0.17	0.43

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £35,000 per annum.

SERVICES

We understand that there is mains electricity on the site.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £13,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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